

001.A

0001

0046.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

685,800 / 685,800

USE VALUE:

685,800 / 685,800

ASSESSED:

685,800 / 685,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	BRENNAN JUSTIN E & CAITLIN W	A
Owner 2:		
Owner 3:		

Street 1: 46 MAGNOLIA ST UNIT A

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	LIN WILLIAM R & ESTHER E -
Owner 2:	-

Street 1: 46 MAGNOLIA ST UNIT A

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Asbestos Exterior and 1232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8244																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	682,500	3,300		685,800		313009
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	672,900	3300	.		676,200	676,200	Year End Roll	12/18/2019
2019	102	FV	648,100	3300	.		651,400	651,400	Year End Roll	1/3/2019
2018	102	FV	575,300	3300	.		578,600	578,600	Year End Roll	12/20/2017
2017	102	FV	526,100	3300	.		529,400	529,400	Year End Roll	1/3/2017
2016	102	FV	522,500	3300	.		525,800	525,800	Year End	1/4/2016
2015	102	FV	425,300	3300	.		428,600	428,600	Year End Roll	12/11/2014
2014	102	FV	406,200	3300	.		409,500	409,500	Year End Roll	12/16/2013
2013	102	FV	407,200	3300	.		410,500	410,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN WILLIAM R &	73509-390	2	10/23/2019		711,500	No	No		
PREVO BRIAN G &	63966-101		7/24/2014		560,000	No	No		
DEDHAM DEVELOPM	56800-304		4/29/2011		425,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2020	SQ Returned	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
8/28/2013	Info Fm Plan	BR	B Rossignol
1/24/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

GLA=1232 SFT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 2	HB

UnSketched SubAreas:
GLA: 1232,

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1907
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.00000000
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 5 2

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj \$ / SQ:	378.300
Other Features:	90433
Grade Factor:	1.10
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765185
Depreciation:	82640
Depreciated Total:	682545

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
88	001.A-0001-0046.A		7/1/1998	290,000
84	001.A-0001-0046.A		9/1/1998	281,000
83	001.A-0001-0046.A		6/24/1998	298,000
82	001.A-0001-0046.A		10/2/1998	295,000
82	001.A-0001-0046.A		2/9/1998	200,000
81	001.A-0001-0046.A		11/17/1998	275,000
WtAv\$/SQ:		AvRate:	83.33	Ind.Val 211660.6000
Juris. Factor:	1.00		Before Depr:	520.16
Special Features:	0		Val/Su Net:	553.98
Final Total:	682500		Val/Su SzAd	553.98

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1925	27.50	T	40	102			3,300			3,300

PARCEL ID

001.A-0001-0046.A

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,232	378.300	466,065						
Net Sketched Area: 1,232 Total: 466,065										
Size Ad	1232	Gross Are	1232	FinArea	1232					

IMAGE

AssessPro Patriot Properties, Inc